

Preliminary Site Plan Check List

PROVIDE COMPLETED CHECK LIST SIGNED BY PREPARER WITH SUBMITTAL

GENERAL

- ☐ Site boundaries, bearings and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street
- ☐ Location map, north arrow, scale, title block (located in the lower right hand corner) containing the following information: type of plan, proposed subdivision name, block designation, lot number, acreage, Abstract/Survey name and number, City Project Number (to be provided with submittal) and preparation date
- ☐ Legend, if abbreviations or symbols are used
- ☐ Name, address and phone number of owner, applicant, and surveyor and/or engineer.
- ☐ For non-residential and multi-family developments, provide site data summary table using the following format:
 - For multi-lot developments, provide a column for each lot and a row for development totals
 - Zoning
 - Proposed Use
 - Lot Area, excluding right-of-way (square footage and acreage)
 - Building Area (gross square footage)
 - Building Height (feet and number of stories)
 - Lot Coverage
 - Floor Area Ratio (for non-residential zoning)
 - Total Parking Required (with ratio)
 - Total Parking Provided
 - Interior Landscaping Required
 - Interior Landscaping Provided
 - Square footage of Impervious Surface
 - Usable Open Space Required
 - Usable Open Space Provided
 - Note: "Handicap parking is provided in accordance with ADA standards"

If Applicable:

- Number of dwelling units and number of bedrooms for multi-family developments
- ☐ Shade fire lane, access and utility easements with 10% gradation.
- ☐ Label the location and number of bike racks
- ☐ City of Frisco site plan notes (see page 52)
- ☐ Add note whether any trees will be removed and if they are protected or not.
- ☐ Limited access control gates across fire lane easements shall be shown on the site plan and are subject to Fire Department approval.
- ☐ Natural features
- ☐ Existing and proposed improvements within 75 feet of the subject property, subdivision name, zoning, and land use description of property adjacent to the subject property
- ☐ Existing and proposed building locations, building size and dimensions, density, height, dimensions between buildings on the same lot, building lines and setbacks, and use
- ☐ Parking areas and structures, including the number and layout of standard spaces, standard parking dimensions, two-foot overhang, if applicable, angle of parking if other than 90 degrees, handicap spaces, drive aisles, loading and unloading areas

- ☐ Show the location of crosswalks, sidewalks, and barrier free ramps with typical dimensions
- ☐ Proposed dedications and reservations of land for public use including but not limited to rights of way, easements, park land, open space, drainage ways, flood plains and facility sites with gross and net acreage
- ☐ Screening types, retaining walls, and service area screens, including height and type of construction and/or planting specification
- ☐ Conceptual detail of landscaping including islands and landscape buffers
- ☐ Phases of development, including delineation of areas, building sites, land use and improvements to be constructed in independent phases

ENGINEERING

- ☐ Existing topography at two (2) foot contours or less
- ☐ Label existing drainage features, including flood plains, drainage ways, tributaries, riparian corridors and creeks
- ☐ Proposed reclamation of floodplain area(s), with acreage
- ☐ Existing and Proposed FEMA 100-year floodplain with elevation. Include minimum finished floor elevations of all lot adjacent to floodplain. If the site does not contain a floodplain, note that: "no floodplain exists on the site."
- ☐ Existing and proposed easements (utility, access, drainage, visibility and maintenance, street, sidewalk, etc...)
- ☐ Existing and proposed utilities (water lines, sanitary sewer lines, storm drain and franchise utilities)
- ☐ Show existing and proposed fire hydrants
- ☐ Proposed detention areas or provide note regarding existing regional detention, if applicable.

TRAFFIC

- ☐ Existing and proposed public streets, private drives and fire lanes with pavement widths, right of way, median openings, turn lanes (including storage and transition space). Show ultimate configuration of all public streets adjacent to the site.
- ☐ Existing driveways on adjacent property, including properties on opposite side of the street, and driveways shown on approved plans for adjacent property with dimensions, radii and surface type
- ☐ Distances (measured edge to edge) between existing and proposed driveways (on-site and off-site) and streets
- ☐ If preliminary site plan contains proposed thoroughfares add note: "The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat."

OTHER

- ☐ In addition, the following plans shall be submitted with a preliminary site plan application and approval is necessary prior to final authorization for development:
 - ☐ Detailed Tree Survey, including tree loss (See Detailed Tree Survey Check List)
 - ☐ Preliminary Façade Plans (See Façade Plan Check List)
 - ☐ Open Space Plan (See open space plan checklist)
 - ☐ An exhibit to scale showing proposed development on colored aerial of the property
- ☐ Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements
 - Traffic Impact Analysis if required (see TIA criteria in Comprehensive Zoning and Subdivision Ordinances)

Preparer's Signature _____